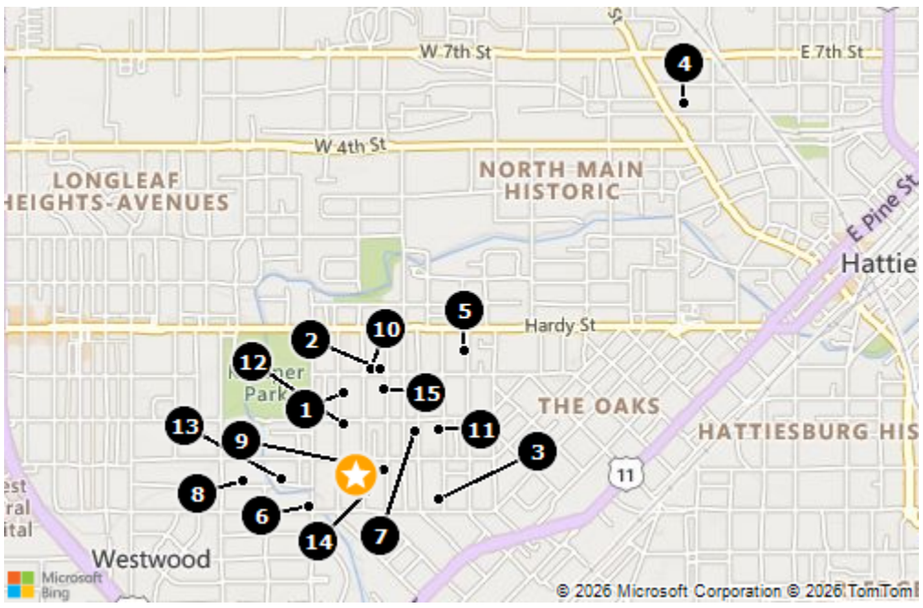
ICE SiteX Report

OrderID: 97547433

SiteX Property Information Report



Subject Property Location

409 S 15TH AVE, HATTIESBURG, MS 39401-6248

County:	**FORREST MS**	Census Tract:	280350002.003032
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	2-029M-09-414.00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$159,000**	FSD:	12	Common Confidence Score:	54
Value Range:	$139,920 - $178,080	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1110
Assd Land Value:		Market Land Value:	$22,400	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$72,150	Total Taxable Value:	$2,639
Total Assessed Value:	$14,183	Total Assessor Market Value:	$94,550	Delinquent Year:	
				Tax Account ID:	17051
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Block: 21 Subdivision: HATTIESBURG HEIGHTS PROPER SUR Sec/Twnship/Range: SEC 09 TWN 04N RNG 13W
Abbreviated Description: S 30FT 4 & ALL 5 BLK 21 PREV #H0328-21-004 683/518 12/28/92 706/116 2/94

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1564 SF	Baths:	3	Fireplace:	
Year Built:	1947	Partial Baths:		Type Const:	Other
Number of Buildings:		Number of Rooms:	7	Ext Walls:	Shingle
Number of Units:		Garage Type:	Mixed	Heating:	Yes
Number of Stories:		Number of Cars:	3	A/C:	
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:	Concrete	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	04/08/2025	Loan Amount:	N/A
Document #:	BK-PG 2573-159	Loan Type:	FHA
TD Due Date:	04/01/2052	Type Finance:	

Legal Description:
Lot: 4&5 Block: 21 Subdivision: HATTIESBURG HEIGHTS PROPER SURVEY
Abbreviated Description: SOUTH30FT LOT4
City/Muni/Twp: HATTIESBURG

Mortgage Record

Recording Date:	10/23/2024	Loan Amount:	N/A
Document #:	BK-PG 2551-505	Loan Type:	FHA
TD Due Date:	04/01/2052	Type Finance:	

Legal Description:
Lot: 5 Block: 21 Subdivision: THE HATTIESBURG HEIGHTS
City/Muni/Twp: HATTIESBURG

Mortgage Record

Recording Date:	05/26/2023	Loan Amount:	N/A
Document #:	851569 BK-PG 2482-606	Loan Type:	FHA
TD Due Date:	04/01/2052	Type Finance:	

Legal Description:
Lot: 4-5 Block: 21

ICE SiteX Report

OrderID: 97547433

Prior Transfer

Recording Date:	04/10/2023	Sales Price:	$144,337
Document #:	849761 BK-PG 2416-517	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/21/2023	Sales Price:	N/A
Document #:	849245 BK-PG 2416-517	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/30/2022	Sales Price:	N/A
Document #:	835432 BK-PG 1391 -173	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	03/23/2022		
Document Type:			
Legal Description:			
Lot: 4-5 Block: 21			

Mortgage Record

Recording Date:	03/30/2022	Loan Amount:	N/A
Document #:	835431 BK-PG 2416-517	Loan Type:	FHA
TD Due Date:	04/01/2052	Type Finance:	FIX
Legal Description:			
Lot: 4-5 Block: 21			

Prior Transfer

Recording Date:	03/30/2022	Sales Price:	N/A
Document #:	835430 BK-PG 1391 -170	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/21/2022		
Document Type:			
Legal Description:			
Lot: 4-5 Block: 21			

Prior Transfer

Recording Date:	03/30/2022	Sales Price:	N/A
Document #:	BK-PG 1391 -0173	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			
Block: 21 Subdivision: HATTIESBURG HEIGHTS PROPER SUR Sec/Twnship/Range: SEC 09 TWN 04N RNG 13W			
Abbreviated Description: S 30FT 4 & ALL 5 BLK 21 PREV #H0328-21-004 683/518 12/28/92 706/116 2/94			

Mortgage Record

Recording Date:	08/11/2021	Loan Amount:	N/A
Document #:	825452 BK-PG 2374-102	Loan Type:	Building or Construction Loan
TD Due Date:	09/01/2022	Type Finance:	FIX
Legal Description:			
Lot: 4-5 Block: 21			

Prior Transfer

Recording Date:	08/11/2021	Sales Price:	N/A
Document #:	825451 BK-PG 1373 -599	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/09/2021		
Document Type:			
Legal Description:			
Lot: 4-5 Block: 21			

Prior Transfer

Recording Date:	09/28/2011	Sales Price:	N/A
Document #:	BK-PG 1112 -704	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	1
Median Living Area	1,336 SF	Median Year Built	1942
Price Range - 2 Yrs		Age Range	76 years to 101 years
Median Value		Median Age	84 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.23Mi.	**208 S 16TH AVE** **HATTIESBURG, MS 39401-6125**	01/22/2026			1287	6//3	1940	SF	
2	.31Mi.	**1403 CONCART ST** **HATTIESBURG, MS 39401-6146**	01/05/2026			1288	5//3	1925	SF	

1 .23Mi. **208 S 16TH AVE** **HATTIESBURG, MS 39401-6125** 01/22/2026 1287 6//3 1940 SF

APN: 2-029M-09-447.00 Document #: 885657
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 19&20 Block: 8 Subdivision: HATTIESBURG HEIGHTS PROPER SURVEY Abbreviated
Description: Lot:19&20 Block:8 Subdivision:HATTIESBURG HEIGHTS PROPER SURVEY Abbreviated Description:NORTH14.29FT LOT19&S42.95FT LOT20 City/Muni/Twp:HATTIESBURG City/Muni/Twp: HATTIESBURG

2 .31Mi. **1403 CONCART ST** **HATTIESBURG, MS 39401-6146** 01/05/2026 1288 5//3 1925 SF

APN: 2-029M-09-322.00 Document #: 884801
Document Type: Price Code:
Land Use: Single Family Residential

ICE SiteX Report

OrderID: 97547433

Legal: Lot: 21 Block: 1 Subdivision: FRANK D LOWERY SUBDIVISION Abbreviated Description: Lot:21 Block:1 Subdivision:FRANK D LOWERY SUBDIVISION

3	.23Mi.	**421 S 12TH AVE** **HATTIESBURG, MS 39401-6236**	01/05/2026	1458	6//3	1940	SF

APN: 2-029M-09-188.00 Document #: 884795
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: 24 Subdivision: HATTIESBURG HEIGHTS PROPER SURVEY Abbreviated Description: Lot:10 Block:24 Subdivision:HATTIESBURG HEIGHTS PROPER SURVEY

4	.12Mi.	**1011 MAMIE ST** **HATTIESBURG, MS 39401-6277**	12/22/2025	1556	5//3	1947	SF

APN: 2-029M-09-283.00 Document #: 884332
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 8-10 Block: 16 Subdivision: HATTIESBURG HEIGHTS PROPER SURVEY Abbreviated
Description: Lot:8-10 Block:16 Subdivision:HATTIESBURG HEIGHTS PROPER SURVEY City/Muni/Twp:HATTIESBURG City/Muni/Twp: HATTIESBURG

5	.45Mi.	**105 S 11TH AVE** **HATTIESBURG, MS 39401-6102**	11/21/2025	1648	7//3	1925	SF

APN: 2-029M-09-079.00 Document #: 883316
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 20-23 Block: 2 Subdivision: HATTIESBURG HEIGHTS PROPER SURVEY Abbreviated
Description: Lot:20-23 Block:2 Subdivision:HATTIESBURG HEIGHTS PROPER SURVEY City/Muni/Twp:HATTIESBURG City/Muni/Twp: HATTIESBURG

6	.15Mi.	**1701 ADELINE ST** **HATTIESBURG, MS 39401-7402**	11/13/2025	1324	//	1945	SF

APN: 2-028P-08-289.00 Document #: 883038
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4-6 Block: 16 Subdivision: HATTIESBURG HEIGHTS THIRD SURVEY Abbreviated Description: Lot:4-6 Block:16 Subdivision:HATTIESBURG HEIGHTS THIRD SURVEY Abbreviated Description:EAST2 LOT4-6 City/Muni/Twp:HATTIESBURG City/Muni/Twp: HATTIESBURG

7	.2Mi.	**305 S 13TH AVE** **HATTIESBURG, MS 39401-6238**	10/08/2025	796	5//	1946	SF

APN: 2-029M-09-243.00 Document #: 881838
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 4 Subdivision: SUTHERLAND AND REEVES ADDITION OR SUBDIVISION Abbreviated
Description: Lot:3 Block:4 Subdivision:SUTHERLAND AND REEVES ADDITION OR SUBDIVISION City/Muni/Twp:HATTIESBURG City/Muni/Twp: HATTIESBURG

8	.31Mi.	**1811 BROOKLANE DR** **HATTIESBURG, MS 39401-7411**	09/30/2025	816	//	1950	SF

APN: 2-028P-08-215.00 Document #: 881567
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 18&19 Block: 10 Subdivision: HATTIESBURG HEIGHTS THIRD SURVEY Abbreviated
Description: Lot:18&19 Block:10 Subdivision:HATTIESBURG HEIGHTS THIRD SURVEY City/Muni/Twp:HATTIESBURG City/Muni/Twp: HATTIESBURG

9	.07Mi.	**403 S 14TH AVE** **HATTIESBURG, MS 39401-6244**	09/30/2025	1119	//	1929	SF

APN: 2-029M-09-345.00 Document #: 881549
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1-3 Block: 2 Subdivision: FAIRFIELD SURVEY Abbreviated Description: Lot:1-3 Block:2 Subdivision:FAIRFIELD SURVEY Abbreviated Description:SOUTH2 LOTS1-3 City/Muni/Twp:HATTIESBURG City/Muni/Twp: HATTIESBURG

10	.3Mi.	**1411 CONCART ST** **HATTIESBURG, MS 39401-6146**	09/30/2025	1554	6//3	1925	SF

APN: 2-029M-09-385.00 Document #: 881512
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 18 Block: 1 Subdivision: FRANK LOWERY SUBDIVISION Abbreviated Description: Lot:18 Block:1 Subdivision:FRANK LOWERY SUBDIVISION City/Muni/Twp:HATTIESBURG City/Muni/Twp: HATTIESBURG

11	.26Mi.	**305 S 12TH AVE** **HATTIESBURG, MS 39401-6234**	09/23/2025	1436	6//	1932	SF

APN: 2-029M-09-172.00 Document #: 881274
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 2-4 Block: 15 Subdivision: HATTIESBURG HEIGHTS PROPER SUBDIVISION Abbreviated
Description: Lot:2-4 Block:15 Subdivision:HATTIESBURG HEIGHTS PROPER SUBDIVISION City/Muni/Twp:HATTIESBURG City/Muni/Twp: HATTIESBURG

12	.15Mi.	**300 S 16TH AVE** **HATTIESBURG, MS 39401-6249**	09/15/2025	1012	5//	1947	SF

APN: 2-029M-09-440.00 Document #: 880961
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 20 Block: 18 Subdivision: HATTIESBURG HEIGHTS PROPER SURVEY Abbreviated Description: Lot:20 Block:18 Subdivision:HATTIESBURG HEIGHTS PROPER SURVEY City/Muni/Twp:HATTIESBURG City/Muni/Twp: HATTIESBURG

13	.21Mi.	**1715 BROOKLANE DR** **HATTIESBURG, MS 39401-7409**	08/28/2025	1336	//1	1945	SF

APN: 2-028P-08-224.00 Document #: 880405
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 11&12 Block: 9 Subdivision: HATTIESBURG HEIGHTS THIRD SURVEY Abbreviated
Description: Lot:11&12 Block:9 Subdivision:HATTIESBURG HEIGHTS THIRD SURVEY City/Muni/Twp:HATTIESBURG City/Muni/Twp: HATTIESBURG

14	.06Mi.	**416 S 15TH AVE** **HATTIESBURG, MS 39401-6247**	08/08/2025	1349	4//	1942	SF

APN: 2-029M-09-357.00 Document #: 879260
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 9&10 Block: 22 Subdivision: HATTIESBURG HEIGHTS PROPER SURVEY Abbreviated
Description: Lot:9&10 Block:22 Subdivision:HATTIESBURG HEIGHTS PROPER SURVEY City/Muni/Twp:HATTIESBURG City/Muni/Twp: HATTIESBURG

15	.25Mi.	**201 S 14TH AVE** **HATTIESBURG, MS 39401-6118**	07/28/2025	1723	6//3	1946	SF

APN: 2-029M-09-327.00 Document #: 878755
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4&5 Block: 9 Subdivision: HATTIESBURG HEIGHTS PROPER SURVEY Abbreviated Description: Lot:4&5 Block:9 Subdivision:HATTIESBURG HEIGHTS PROPER SURVEY Abbreviated Description:MORTH1/2 LOT5 City/Muni/Twp:HATTIESBURG City/Muni/Twp: HATTIESBURG

ICE SiteX Report

OrderID: 97547433

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**409 S 15TH AVE**	**03/30/2022**	$94,550	$14,183	1,564	7//3	1947		
.01Mi.	**411 S 15TH AVE**	**08/15/2023**	$59,190	$5,919	1,006	5//	1940		
.01Mi.	**405 S 15TH AVE**	**06/30/2008**	$113,830	$11,383	2,366	7//3	1943		
.02Mi.	**413 S 15TH AVE**		$52,330	$7,850	1,125	5//	1941		
.02Mi.	**408 S 16TH AVE**	**06/17/2016**	$32,640	$4,896	672	3//	1966		
.03Mi.	**403 S 15TH AVE**	**12/30/2021**	$71,310	$10,697	1,233	5//3	1944		
.03Mi.	**417 S 15TH AVE**	**08/14/2020**	$106,830	$10,683	1,750	6//3	1943		
.03Mi.	**406 S 16TH AVE**	**06/15/2015**	$55,620	$8,343	926	5//	1944		
.03Mi.	**1506 MAMIE ST**	**07/19/2019**	$60,120	$6,012	908	5//	1944		
.03Mi.	**410 S 16TH AVE**	**08/27/2004**	$62,620	$9,393	994	5//1	1944		
.04Mi.	**401 S 15TH AVE**	**07/11/2022**	$83,220	$8,322	1,266	5//3	1946		Yes
.04Mi.	**408 S 16TH AVE**	**06/17/2016**	$53,560	$8,034	1,313	6//	1945		
.04Mi.	**408 S 15TH AVE**	**08/03/1999**	$84,910	$8,491	1,851	6//	1940		
.04Mi.	**406 S 15TH AVE**	**04/30/2014**	$73,450	$11,018	1,216	4//3	1939		
.04Mi.	**404 S 16TH AVE**	**11/12/2015**	$55,540	$5,554	924		2002		
.04Mi.	**404 S 15TH AVE**	**09/30/2005**	$56,400	$8,460	932	5//	1938		

Rent vs. Own

Households Occupied by Renters:	54%	Households Occupied by Owners:	35%

Demographics & Income

Median Age:	34.2 years old	Households:	17,679
Median Household Income:	$46,651	Households w/Family:	48%
Household Income Per Capita:	$27,493	Households w/Family Married:	28%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Hattiesburg Public School District	Students:	3,918
Number of Schools:	9	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.88Mi.	**N.R. Burger Middle School**	C+	Public	7 - 8
Number of Students: 525 Student-Teacher Ratio: 10.48				
0.62Mi.	**F.B. Woodley Elementary School**	B-	Public	PK - 5
Number of Students: 422 Student-Teacher Ratio: 15.84				
0.72Mi.	**Hattiesburg High School**	C+	Public	9 - 12
Number of Students: 1,014 Student-Teacher Ratio: 12.22 Advanced Placement: Yes				

ICE SiteX Report

OrderID: 97547433

Flood Report

The Subject Property of **409 S 15TH AVE, HATTIESBURG, MS 39401-6248** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	131%	NOTABLY HIGHER
BURGLARY	138%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	135%	NOTABLY HIGHER
FORCIBLE ROBBERY	115%	HIGHER
AGGRAVATED ASSAULT	129%	HIGHER
FORCIBLE RAPE	131%	NOTABLY HIGHER
MURDER	133%	NOTABLY HIGHER
OVERALL	133%	NOTABLY HIGHER

Disaster Alerts

1/23/2026 - Severe Winter Storm

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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